

ORDINANCE NO.

AN ORDINANCE DIRECTING THE CITY MANAGER TO PROCESS AN AMENDMENT TO ORDINANCE NO. 20081211-096, WHICH ADOPTED THE OAK HILL COMBINED NEIGHBORHOOD PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 6102 HILL FOREST DRIVE AND 6110 HILL FOREST DRIVE FROM HIGHER-DENSITY SINGLE-FAMILY TO SINGLE-FAMILY USE; AND TO WAIVE CERTAIN REQUIREMENTS OF CHAPTER 25-1 OF THE LAND DEVELOPMENT CODE REGARDING PROCESSING OF THE APPLICATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The City Council finds:

- (A) Ordinance No. 20081211-096 adopted the Oak Hill Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.
- (B) The property located at 6102 Hill Forest Drive and 6110 Hill Forest Drive lies in an environmentally sensitive area where the protection of water quality and other natural features is a priority.
- (C) The property's current land use designation of higher-density single-family use may not sufficiently reflect the environmental sensitivity of the area.
- (D) Clustering of single family residences may be an appropriate strategy to address the need for residential development in environmentally sensitive areas.
- (E) A separate resolution before Council, if approved, will direct the City Manager to develop a new low-density single-family zoning category allowing clustering of single family residences in environmentally sensitive areas.
- (F) In addition to seeking a more appropriate land use designation for the property, this amendment to the Oak Hill Combined Neighborhood Plan may also provide an opportunity for interested parties to consider the future application of this new clustering strategy in an appropriate context.

PART 2. The City Council directs the City Manager to process an amendment to the Oak Hill Combined Neighborhood Plan to change the land use designation from higher-

1 density single-family to single-family use for a property identified as Tract AD,
2 consisting of 6102 Hill Forest Drive and 6110 Hill Forest Drive, on the future land use
3 map.

4 **PART 3.** The following sections of the City Code are waived with respect to the
5 amendment of the Oak Hill Combined Neighborhood Plan: Section 25-1-804(A)
6 (regarding a pre-application meeting with City staff), Section 25-1-804(B)(1) (regarding
7 timing of the acceptance of applications), and Section 25-1-804(B)(3) (regarding timing
8 of acceptance of applications).

9 **PART 4.** This ordinance takes effect on _____, 2009.

10 **PASSED AND APPROVED**

11
12 §
13 §
14 _____, 2009 § _____
15 Will Wynn
16 Mayor
17
18

19 **APPROVED:** _____
20 David Allan Smith
21 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk